

In Real Estate Market

OLD HUDSON STREET HOMINGS SOLD

Investor Gets Two Seven Story Buildings Between Laight and Vestry Streets—Property in Same Hands for Sixty Years.

MILK CONCERN BUYS BIG BRONX SITE FOR PLANT

The Duros Company has sold for Elizabeth T. Wray to a client Nos. 189, 171, 173 and 175 Hudson street, between Laight and Vestry streets, two seven story and basement loft buildings, on a plot 52x100 feet. This property has not changed hands in over sixty years. The buyer will renovate the buildings and will hold them as an investment.

Smith & Phelps have sold for cash to the Sheffield Farms, Slawson Decker Company a plot of eight lots, situated at the southwest corner of 166th street and Webster avenue. The plot has a frontage of 200 feet on Webster avenue. The Sheffield Farms, Slawson Decker Company is to erect one of the largest sanitary milk plants in the world on the plots. The company has just completed its second plant for the Harlem division.

Ruppert Buyer of Building.
The Charles F. Noyes Company announces additional information regarding the sale of the Madison Square building by the Kroyen Realty Company, Henry Corn, president. The purchaser is Jacob Ruppert, and in part payment the company accepted the Central Opera House property.

The opera house property was acquired by Jacob Ruppert in 1933, under foreclosure for \$723,234 and cost over a million dollars to erect. It contains two auditoriums, with a combined seating capacity of 3,500, and a third auditorium, which can be used in conjunction with one of the finest banquet halls in New York. A part of the property is used successfully by a moving picture company. Dinner halls, private ballrooms, club rooms, lodge rooms, bowling alleys, cafe, roof garden and other features are embodied in the composition.

The company took the property in exchange for a cash basis of \$500,000, and it is understood that negotiations are pending and will probably be concluded for the leasing of the entire property to a prominent amusement man.

The Madison Square building, the sale of which was announced in Sunday's Tribune, is a twenty story office building in 15th street, between Madison and Fifth avenues and facing Madison Square. This building rents for about \$25,000 a year and is valued at about \$1,000,000. It is held by Mr. Ruppert as a permanent investment. The transaction just negotiated aggregates over \$3,000,000.

The company has charge of the negotiations in the matter of leasing for Mr. Corn the opera house property. The value of this property is probably increased by reason of the proposed Central Improvement and the construction of the Lexington avenue subway, which will have a station at 67th street.

There has just been organized the 8 West Fortieth Street Corporation, with John C. McInerney, William P. Hadley and Frederick M. Landers as incorporators. The properties at Nos. 6, 8 and 10 West 40th street, five story buildings, on a plot 62x38.9 feet, are now owned, according to the records, by Gertrude B. Miller. The properties are on the south side of 40th street, 147.6 feet west of Fifth avenue, and opposite the Public Library.

Other sales announced yesterday follow:

Manhattan.
VERMILYEA AVENUE—The Columbia-Knickbocker Trust Company, as trustee for the Allen Construction Company, has sold the new five story building, on a plot 65x150 feet, on the east side of Vermilyea avenue, 200 feet north of 20th street, to an investor. It was a cash transaction. The house is a two story one of a row of three recently completed by the Allen Company at that point, and all are fully occupied. The company paid \$125,000 for the property. The house is on a plot 65x150 feet, on the east side of Vermilyea avenue, 200 feet north of 20th street, to an investor. It was a cash transaction. The house is a two story one of a row of three recently completed by the Allen Company at that point, and all are fully occupied. The company paid \$125,000 for the property.

The Bronx.
PORT WASHINGTON AVENUE—The Saratoga Construction Company (Max Liebenfeld, president), has purchased from Meyer and Co. the southeast corner of Broadway and 218th street, 100 feet wide, 100 feet deep, on a plot 100x100 feet, comprising about one-half acre. The new building will improve the site immediately with a six story elevator apartment house.

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RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

MANHATTAN.
HUDSON ST., e. s. 21 ft. of Dominick et al., 21370; Charles and Louise Little to Fortune Realty Co., Inc. 15 Wall st., Nov. 18, 1912; \$100,000; Title Guarantee and Trust Co., 176 Broadway.

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